



**MINUTES OF THE REGULAR MEETING OF
SQUAW VALLEY MUNICIPAL ADVISORY COUNCIL
June 5, 2014**

Pursuant to notice given, the regular meeting of the Squaw Valley Municipal Advisory Council (SVMAC) was held on Thursday June 5, 2014 in the Squaw Valley Public Service District Community Meeting Room.

1. Call to Order

ROMACK called the meeting to order at 6:01 PM. A quorum was established.

MEMBERS PRESENT: Romack, Sheehan, Heneveld, Lange, Adriani, and Strange

MEMBERS ABSENT: Georgiu

STAFF PRESENT: Montgomery and Friedman

2. MAC Member Introductions

Everyone introduced themselves.

3. Approval of Agenda

ADRIANI/SHEEHAN/UNANIMOUS

4. Approval of Minutes of April 3, 2014

SHEEHAN/STRANGE/UNANIMOUS

5. Supervisor / Tahoe Field Representative Reports

SUPERVISOR MONTGOMERY reported the Placer County Board of Supervisors will meet in Tahoe July 21 and 22. She briefly reviewed their schedule for the two days, including the ribbon cutting for the CEO and 5th District Supervisor office in Tahoe City, giving them offices on the east side of the County.

6. Community Reports

Squaw Valley Fire Department Chief PETER BANSON reported Squaw Valley Public Service District is currently involved in 7 various studies in the Valley. The Fire Department is participating in a regional wild land fire drill next week in Squaw.

7. Public Comment

ED HENEVELD reported Senior Planner Edmund Sullivan is retiring from Placer County. He has been a good advocate for this area and involved in a lot of local projects, including Friends of Squaw Creek.

HENEVELD reported the Squaw Valley Design Review Committee meetings are on hold as KSL is revising Appendix B. If there are other items in the Valley brought forward, the Committee will meet, but otherwise the meetings are on hold until the revised guidelines have been completed.

FRED ILFELD, Chairman of Incorporate Olympic Valley (IOV), announced that at next week's Local Area Formation Commission (LAFCO) meeting, a financial services firm will be selected to do a comprehensive fiscal analysis using the original boundaries of the proposed incorporated area. Secondly, IOV has learned it must file with the California Fair Political Practices Commission (FPPC) because the

organization is involved in political activities. Third, Squaw Valley Ski Holdings has asked to meet with IOV, so a meeting is being scheduled.

GARY DAVIS said the Squaw Valley Stables project will be coming forward this summer, but with a much smaller project than originally proposed.

SALLY BREW, President of Squaw Valley Property Owners Association, encouraged everyone to pay dues to the organization so they can continue to provide services and information.

MIKE PAVEL, owner of Squaw Valley Stables, read a statement regarding the scaled-down project that will be coming forward. The new proposal will be for 4, rather than 8, properties. He announced the Squaw Valley Water Supply Analysis is being fine tuned and will be presented at the June 24 SVPSD Board meeting. In addition, Squaw Valley Institute is hosting a round-table on the topic on June 26 at PlumpJack.

8. Information Item

A. Mike Smart and Jessica Drummond from Liberty Energy will give a brief presentation on the hazardous vegetation abatement project moving forward in Olympic Valley. This will be a timed item of 15 minutes for both the presentation and questions.

MIKE SMART, President of Liberty Energy discussed the responsibilities the utility needs to adhere to, saying tree limbing and removal around power lines reduces risk of fire and improves the system reliability by having fewer storm related outages. Liberty Energy has implemented the Vegetation Management Plan partly as a response to Governor Brown's declaration of a state of emergency because of the drought. JESSICA DRUMMOND explained how areas of attention are selected and what the tree markings mean.

The Council asked questions clarifying the tree removal, including how decisions for removal and/or tree trimming are made. DRUMMOND noted a lot of criteria are identified during inspections that go into making decisions.

The topic was open to Public Comment.

CARL GUSTAFSON asked how public utility easements are considered. DRUMMOND will clarify with him off-line.

DAVE BREW said he posted concerns on-line about trees being marked and an inspector came on-site the next day. BREW said the voltage lines are the highest on the poles. He noted the last topping was done in 2009 and those trees probably have probably only grown 4" since then.

JOHN HART asked about undergrounding the lines. DRUMMOND discussed the cost, saying the time to do that is when a community is being planned. A property owner can put their lines underground, but Liberty Energy will not cover the cost.

9. Action Items

A. Squaw Valley Park Pickleball Courts - discussion of the site analysis and a request for \$225,000 from in Area #2 Park Dedication Fees for construction of the courts – Andy Fisher, Parks Planner, Placer County Parks Division

ANDY FISHER presented the project in two parts: 1 for the site selection and the 2nd for the funding request. He explained the three sites being considered, saying site 1 is the preferred alternative, which is the lower part of Squaw Valley Park. The preliminary cost estimate is \$202,000 and includes a 25% contingency. FISHER discussed the pros, cons, and costs of the other 2 sites as well. He explained how Area 2 revenues were raised and distributed since 2005, saying this request would use most of what is currently in the fund.

The Council asked questions about the presentation. SHEEHAN asked about maintenance. FISHER said park maintenance is currently done by Tahoe City Public Utility District (TCPUD) under contract with the County. He expects they would continue and there would not be additional costs if site 1 is selected.

LANGE questioned the high cost. FISHER said the costs presented are only estimates. He explained the breakdown, including permitting, engineering, and administrative time. He said information on County staff time per project is available.

STRANGE clarified that the County is the applicant. HENEVELD asked for clarification on the costs and the approval process. It was noted the courts would not be built this summer. ADRIANI said shade on the sites and open space is important. ROMACK asked if a parking study has been done. FISHER said no, but 4 parking places would be given up with site 1.

The topic was open to Public Comment.

JOSH TRANSUE likes pickleball but is concerned about the costs, and asked if the money could be better spent on other improvements in the park, such as basketball.

JOHN HART asked about the demand for pickleball and whether or not 3 courts would be busy all the time. If not, could that space be more flexible and available for other uses.

MARILYN SEWARD said she plays pickleball and currently there is only 1 court available and there are safety concerns on that court. People come from all over to play; so many that players have to rotate on weekends. A proper facility would be safer.

NANCY BARGER said pickleball is a great multi-generational game and a growing sport.

GARY DAVIS asked if all Area 2 funds are used for this project, would there be a detrimental impact on other projects; is there anything on the table competing for these funds? FISHER said TCPUD has submitted a Master Plan of projects that could be delayed. DAVIS said he was part of the group that consider site 2 as a parking lot for the Olympic Heritage Museum and feels that would be a better location for these courts.

JOHN WILCOX thanked everyone for participating in this project and agrees site 1 is the best alternative. He discussed possible Design Review for the fencing that would be needed and asked if that was factored into the cost analysis. Speaking on behalf of the Olympic Museum, he discussed sites being considered for that project, and said the preferred location is in Squaw Valley Park. That could provide additional support to the courts. He asked that if site 1 is selected for the courts, the Museum Committee meet with the planners before they freeze the design of the courts.

JOHN SPROEHNLE spoke to the popularity and growth of pickleball and said he is against having the courts be multi-use.

A question was asked about maintenance if Squaw Valley were to incorporate.

CINDY GUSTAFSON, General Manager of TCPUD, suggested a Master Plan be done for Park Dedication Fees. She said TCPUD is compensated for maintaining Squaw Valley Park, but subsidizes maintenance of the bike trails. GUSTAFSON discussed other needs, including resurfacing the bike trail from Tahoe City to Squaw and urged agencies to work together to identify matching funds and prioritize needs. She distributed a list of projects TCPUD has identified and discussed possible funding options. In response to a question from HENEVELD, she said the list has not been prioritized. LANGE asked her opinion of the cost of the courts. GUSTAFSON said it does not surprise her; it is expensive to build up here.

Public comment was closed and the Council continued to discuss the request. Engineer WALLY AUERBACH explained how the cost estimates were determined. FISHER was asked if the project could be partially funded by other sources and said not many grants are available. He feels the fund will be replenished when the Homewood and Squaw Village projects come on line. Discussion continued.
Motion to recommend site 1 as the preferred site and allocate \$225,000 from in Area #2 Park Dedication Fees for construction of the pickleball courts. HENEVELD/ADRIANI/Motion carried with LANGE voting no.

B. Falkner Underground Garage project – variances to allow for an underground parking structure under the Squaw Valley Resort Ski Run off Granite Chief Road, and to allow for two residential home sites. Also, a Minor Use Permit will be required for a garage building at the entrance to parking structure and for the structure itself – Allen Breuch, Supervising Planner – Tahoe, Placer County Planning, and Gary Davis, Gary Davis Group Design and Engineering

ALLEN BREUCH presented the project, saying an environmental document has been released for public comment. Details of the entitlements requested were distributed in written form to the Council and audience. This project will come before the Planning Commission on June 26, 2014. BREUCH explained the changes made since this project last came before SVMAC, showing the site plan and discussing existing conditions and current zoning. He addressed the 9 variances being requested, saying there are many hardships with the site.

The Council asked questions clarifying the presentation. SHEEHAN voiced concern about the size of the project and having to dynamite and haul more than 8700 cubic yards of granite. LANGE said he has not heard any objections from the neighbors. His objection is the request for the variance to reduce the creek set back from 55' to 45'.

STRANGE asked for clarification on the size of the garage. Although he is generally against variances, he feels this is an example of where they are justified because the sites would be unbuildable otherwise.

HENEVELD said he spoke with Mike Livak and feels there is a lack of concern from KSL. HENEVELD's concerns are environmental and although there are mitigations, he's not sure there won't be a problem during a big flood year. He feels the project is too environmentally impactful and asked if there will be a performance bond to ensure the project works. BREUCH said another department in the County is reviewing impacts and mitigations, which will part of the conditions of approval recommended to the Planning Commission.

ADRIANI conceded these are unique lots, but her concern is coverage. She asked if lot line adjustments could be done, given there are 3 lots. She asked for clarification on lot sizes and said lot line adjustments should be done and then there would be no need for coverage variances.

SARAH GILLMORE with Placer County Engineering and Surveying discussed environmental impacts during construction and mitigations. She explained the County's management of the construction process and restoration requirements.

The topic was open to public comment.

DAVE BREW asked about what materials are being excavating. He was referred to the geotechnical report.

JOHN HART is on the Board of Squaw Valley Lodge Homeowners Association and said the Association has a lot of concerns, including the need to shut down during the summer during construction. Who will pay for lost revenue? Who will pay if there is damage from the underground dam being created? He said a significant bond, in the order of \$10 million should be required.

VLADIMIR BZJANAC, an owner at Squaw Valley Lodge, said he does not have enough information to make an informed decision. His unit is within 150' of construction and this is not going to be a trivial construction project. He asked to see all reports, the assumptions on which they are based, safety factors used for calculations, and what software was used for those calculations. He feels there should be a third party analysis. He echoed HART's concern about disruption of business at Squaw Valley Lodge, saying last summer's rental income was just over \$1 million and units won't be able to be rented this summer. Additional loss will be cleaning of dust and debris on the property, as well as individual units. There could be damage to the property during construction and Squaw Valley Lodge wants a bond for that.

The applicant's representative, GARY DAVIS, gave a presentation. He clarified the parking needs. DAVIS said he has been working closely with KSL to address their concerns and KSL has hired their own engineers. DAVIS discussed the setbacks requested, zoning, and drainage. He stated the variances requested were originally approved by SVMAC in 2006. DAVIS said he is sure the owner has liability insurance that would cover failures and that is also a concern of KSL. DAVIS showed a site plan with all three lots and discussed a lot line adjustment that is being considered that could address coverage issues, but he does not feel that is a solution.

Lengthily discussion followed regarding the variances being requested, mainly creek set back and coverage. HENEVELD asked about negotiations with KSL. DAVIS said a lot of negotiation needs to be done and is in process. What BREUCH presented is the proposal. Discussion continued regarding the construction impacts. SHEEHAN encouraged work to be done before mid-June and after mid-September.

Public comment was reopened.
HART asked to see a construction staging plan.

DAVID STEPNER and JUDY HART asked for clarification on the deck. It was noted the creek set variance is mostly for the home itself, not the deck.

Public comment was closed and discussion continued.

Motion to approve the project as presented subject to putting a Conservation Preservation Easement on Lot 22 and making it unbuildable. ADRIANI/LANGE/Motion failed with ADRIANI voting yes.

The Council discussed whether or not the coverage issue could be solved if a lot line adjustment were made, noting negotiations are underway with KSL and the owner's intentions are unknown. Discussion continued regarding coverage, the creek setbacks, BMPs, and drainage. The Council considered their options.

Motion to recommend approval of all variances requested except Items 1 (dwelling setback), 5 (stream setback) and 7 (building coverage). LANGE/ROMACK
AYES: HENEVELD, ROMACK, and LANGE
NOES: ADRIANI, STRANGE, and SHEEHAN
Motion failed.

Two members of the Council were in favor of all entitlements requested and the project moving forward as presented. One was in favor of a lot line adjustment. There was no consensus reached.

Motion not to approve Item 7 (building coverage). ADRIANI/HENEVELD
AYES: LANGE, ROMACK, HENEVELD, and ADRIANI
NOES: SHEEHAN and STRANGE
Motion carried.

10. MAC Member Reports / Sub-Committee Reports

A. Squaw Valley Design Review Committee– Kevin Strange

STRANGE reported today's meeting was cancelled and DRC meetings are on hold while Appendix B is being revised, unless other projects come forward.

B. Shirley Canyon Trails – Alisa Adriani

ADRIANI reported on meetings about the trail, saying KSL has designed a loop trail, but did not include it in the current budget. It could be that with support from SVMAC and Squaw Valley Property Owners Association, the project could be brought back. A Volunteer Trail Building Day has been scheduled for August 23 on the trail to Granite Peak to raise awareness of needs.

11. Future Agenda Items

No items were discussed.

12. Date and Time of Next Meeting – July 3, 2014 at 6:00 PM

MONTGOMERY reported a quorum cannot be reached on July 3, so July 14 will be held as an alternate date if there are issues to bring forward. Otherwise, the next meeting will be August 7, 2014.

13. Adjournment

There being no further business to come before the Committee, the meeting was adjourned at 9:20 PM.

Respectfully submitted,
Judy Friedman
Recording Secretary